

GREENSBORO MINIMUM HOUSING STANDARDS COMMISSION

Regular Meeting

Tuesday August 8, 2006

1:34 p.m.

The Regular Meeting of the Greensboro Minimum Housing Standards Commission was held on Tuesday, August 8, 2006 at 1:34 p.m. in the Council Chamber, Melvin Municipal Office Building.

The following members were present:

Charles Assenco, Chair
Larry Standley
Cynthia Williams
Wayne Stutts

Also present were:

Lori Loosemore, Building Inspections Team Leader
Julius Register, Building Inspector
Mike Williams, Counsel for the Commission
Wanda Hovander, Inspector
Brad Tolbert, Inspector

Chair Assenco called the meeting to order and welcomed all in attendance.

1. APPROVAL OF THE MINUTES OF THE LAST MEETING.

The minutes of the July 11, 2006 minutes were approved by unanimous vote.

CHANGES IN AGENDA:

Inspector Loosemore advised that there were no changes to this agenda.

STAFF AND WITNESSES SWORN OR AFFIRMED:

Staff as well as anyone who wished to speak to any item on the agenda was sworn or affirmed. Chair Assenco said should anyone else decide to speak, they could be sworn in at that time.

2. 1911 BRITTON STREET (106-2-13) RALPH B. HARISTON, OWNER - IN THE MATTER OF ORDER TO REPAIR OR DEMOLISH STRUCTURE. INSPECTORS LOOSEMORE & JONES. (INSPECTOR UPHELD – ORDER TO DEMOLISH)

Inspector Register stated that this property has been vacant for quite awhile and at least since 2001 has been in dire need of extensive repairs. He has visited the property several times within the past several months and viewed the interior as well as the exterior. The house is in terrible condition and a lot of the structural members are rotten and the porch is pulling away from the house. A lot of the interior has been removed and some small areas where new framing has been put in place but there is still a lot of deteriorated wood inside the house. It is his opinion that the house is a total loss and he does not feel it would be economical to repair it. The Commission is asked to uphold the Inspector.

In response to questions, Inspector Loosemore stated the violations are as follows: bathroom door is missing; bedroom door missing; broken glass panes; cracked and damaged foundation wall; crawl space door is missing; doors inadequately screened; electrical power was not on at time of inspection; entrance door lock is missing; entrance door weather permeable; heating equipment inoperable; hole in roof covering; holes in ceiling; holes in exterior walls; holes in interior walls; inadequate hot and cold running water; leaking roof covering; loose roof sheathing; loose siding; make the windows operable; repair or replace porch floor; needs premise identification; rotted boards on exterior walls; rotted exterior wall studs; rotted interior wall partition studs; rotted porch post rails and guards; rotted rafters; rotted roof sheathing; rotted flooring; rotted porch ceiling; rough, uneven and irregular flooring; sagging floor system; untreated deteriorative surface; weather permeable windows; rotten window sills; windows inadequately screened.

Counsel Williams asked if the video tape recording fairly and accurately represented the current condition of the property and the Inspector stated that it does. He asked if all persons with an interest in the property had received notification, complaints and Orders issued in this matter; Inspector Loosemore stated that they did. In response to other questions, Inspector Loosemore stated that the last date the property was inspected August 3, 2006 and the last visit was today, August 8, 2006. The property is not a duplex unit. There are more than five (5) violations of the Minimum Housing Standard Codes.

Chair Assenco asked if there was anyone who wished to speak on this property.

Ronnie Troy, 1907 523 Martin Luther King, Jr. Drive, the new owner, was sworn in and stated that he and the previous owner, Mr. Ralph Hariston, had a contract for him to purchase the property and they have come to a complete agreement on that matter. He submitted information where Mr. Hariston had hired a contractor to do some work on the property but that contractor had failed to complete the work and was now incarcerated. He asked if he could get an extension of 90 days to work on the property and have the structure torn down. He plans to build a new home on the property.

Mr. Stutts asked Mr. Troy if he had permission from Mr. Hariston to have the structure torn down before December 15, 2006. Mr. Troy responded that he did have permission to remove the structure from the property.

Mr. Standley moved that the Inspector be upheld and an Order to Demolish be entered for this property, since it would take at least ninety (90) days for that to take place, seconded by Mr. Stutts. The Commission voted 4-0 in favor of the motion. (Ayes: Assenco, Stutts, Standley, Williams. Nays: None.)

Chair Assenco stated that the property involved in this matter is located at 1911 Britton Street. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices or Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five (5) separate types of violations of any of the Minimum Housing Code Standards; the continuation of the dwelling in its current condition is detrimental to the health, safety, morals and welfare of the people within the City of Greensboro and is unfit for human habitation.

Based upon the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation' the Order of the Inspector is proper in all respects.

Therefore, it is **Ordered, Resolved and Decreed** by vote of this Commission that: the order of the Inspector is upheld, this 8th day of August, 2006.

3. 310 WINSTON STREET (127-1-18) – TOMMY L. TEAGUE, OWNER – IN THE MATTER OF BUILDING VACATED OR CLOSED FOR ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & PARKER. (DELETE)

Inspector Loosemore stated that Inspector Parker has finished his inspection of this property but he had not closed it out, as yet. He is on medical leave today and could not attend the meeting. She suggested that this item be brought to the next meeting to allow the Inspector time to complete and close the matter.

Mr. Standley moved that this item be deleted, seconded by Ms. Williams. The Commission voted 4-0 in favor of the motion. (Ayes: Assenco, Stutts, Standley, Williams. Nays: None.)

4. 2419 SPRUCE STREET - (252-107-1) – TERRY G. CHRISCO, OWNER. IN THE MATTER OF BUILDING VACATED OR CLOSED FOR ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & TOLBERT. (UPHOLD INSPECTOR – ORDER TO DEMOLISH ENTERED)

Inspector Loosemore stated that this property was first heard on September 7, 2004 and the Order was issued that same day and the Order expired October 7, 2004. The violations are as follows: bathroom door missing; bedroom door missing; broken glass panes; doors inadequately screened; no running water at time of inspection; no power at time of inspection; holes in ceiling; holes in interior wall partitions; inoperable smoke detector; insufficiently anchored porch post, rails and guards; make windows operable; rotten flooring in kitchen; unclean/unsanitary ceiling, fixtures, floor, walls; untreated deteriorative surface; water closet loose; window sills rotten in bathroom; windows inadequately screened. A video tape recording was shown to the Commission. The tax value of the property is \$ 42,800 with an estimate to repair at \$ 13,000.00.

Counsel Williams asked if the video tape recording is a fair and accurate representation of the current condition of the property, if all the property owners or persons in interest received all Notices, Orders or Complaints issued by the Inspection Department; if there were more than five (5) separate types of violations of any of the Minimum Housing Standards; Inspector Loosemore was in agreement with all the previous statements and stated that the property was last inspected on August 8, 2006. This property is not a duplex unit. Inspector Tolbert stated that the property has been vacated and closed for one year or longer; and the owner has abandoned the purpose and intent to repair, alter or improve the dwelling to render it fit for human habitation. Inspector Tolbert stated that the property owner has appeared before the Commission twice but he has had no contact with her. On his last visit to the property he can only tell that there was some painting done but he is unable to state what other repairs or work has been done to the structure. It is his opinion that if the property is not repaired to meet Minimum Code Standards, it is inimicable to the health, safety, morals and welfare of the people within the City of Greensboro because the dwelling will continue to deteriorate, will create a fire and safety hazard; will constitute a threat to children and vagrants; will attract persons intent on criminal activities; will cause or contribute to blight and the deterioration of property values in the area; and will render unavailable property and a dwelling that can be made available to ease the persistent shortage of decent and affordable housing within the jurisdiction of the Commission. He is unaware of any reports by Police or neighbors concerning this property. There is a school directly behind the house.

Chair Assenco asked if there was anyone present wishing to speak on this matter and no one came forward.

After some discussion Mr. Stutts moved to uphold the Inspector and an Order to Demolish be entered, seconded by Ms. Williams. The Commission voted 4-0 in favor of the motion. (Ayes: Assenco, Stutts, Standley, Williams. Nays: None.)

Chair Assenco stated that the property involved in this matter is located at 2419 Spruce Street. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices or Orders issued in this matter in compliance with the law. The property in question was vacated

or closed at least one year ago. The property owner has abandoned the intent and purpose to repair the dwelling to render it fit for human habitation. The continuation of the dwelling in its vacated and closed state is detrimental to the health, safety, morals and welfare of the people within the City of Greensboro, because the dwelling will continue to deteriorate, will create a fire and safety hazard, constitute a threat to children and vagrants, attract persons intent on criminal activities, cause or contribute to blight and the deterioration of property values within the area and render unavailable property and a dwelling that can be made available to ease the persistent shortage of decent and affordable housing within the jurisdiction of this Commission.

Based upon the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the property owner will be allowed ninety (90) days from today to repair or demolish and remove the dwelling. If the owner does not make the necessary repairs to correct existing violations within ninety (90) days, the Building Inspector shall proceed with the demolition and removal of the dwelling.

Therefore, it is **Ordered, Resolved and Decreed** by vote of this Commission that: the owner shall repair or demolish said dwelling by November 6th, 2006. That upon the failure of said property to be in full compliance with the Minimum Housing Code by November 6th, 2006, the Building Inspector is hereby ordered to proceed with the demolition and removal of the dwelling

5. 1507 HIGHLAND AVENUE (83-9-6) – ROBERT BEST, OWNER – IN THE MATTER OF BUILDING VACATED AND CLOSED FOR ONE YEAR OR LONGER. INSPECTORS LOOSEMORE & HOVANDER. (CONTINUED 30 DAYS – PROGRESS REPORT REQUIRED)

Inspector Loosemore stated that this matter was heard June 7, 2004, the Order was issued June 30, 2004, and the Order expired July 30, 2004. A video tape recording was shown for the Commission members' review. The violations are as follows: accessory structure is unsafe, unsubstantial, broken glass panes; ceiling finish susceptible to falling; doors inadequately screened; entrance door weather permeable; guards/railings less than 30" high on porch/terrace; inoperable smoke detector; insufficiently treated and deteriorative accessory structure; insufficiently treated and deteriorative surface; loose sheetrock on ceiling; loose siding; make windows operable; missing guards/rails where the porch/terrace is 54" high or more; rotted boards on exterior; rotten flooring; unclean/unsanitary accessory structure, ceiling, water closet, bathroom floor; water closet loose; weather permeable exterior wall siding; window sills rotten; windows inadequately screened.

Counsel Williams asked if the video tape recording is a fair and accurate representation of the current condition of the property, if all the property owners or persons in interest received all Notices, Orders or Complaints issued by the Inspection Department; if there were more than five (5) separate types of violations of any of the Minimum Housing Standards; Inspector Loosemore was in agreement with all the previous statements and stated that the property was last inspected on August 4th, 2006 and video taped today. This property is not a duplex unit. Inspector Loosemore stated that the property has been vacated and closed for one year or longer; and, in her opinion, the owner has abandoned the purpose and intent to repair, alter or improve the dwelling to render it fit for human habitation. Inspector Hovander stated that the property owner has been working on the house but progress is very slow. She feels that they have abandoned the intent to repair the house at this time. It is her opinion that if the property is not repaired to meet Minimum Code Standards, it is inimicable to the health, safety, morals and welfare of the people within the City of Greensboro because the dwelling will continue to deteriorate, will create a fire and safety hazard; will constitute a threat to children and vagrants; will attract persons intent on criminal activities; will cause or contribute to blight and the deterioration of property values in the area; and will render unavailable property and a dwelling that can be made available to ease the persistent shortage of decent and affordable housing within the jurisdiction of the Commission. She is unaware of any reports by Police or neighbors concerning this property. There are children living in the immediate area.

Chair Assenco asked if there was anyone present wishing to speak on this matter.

Robert Best, 929 Benfield Drive, the property owner, was sworn in and stated that progress is being made but there was some structural damages found at the rear of the house and that repair was done. Then there was damages found in the front of the house and that repair work was done but the worker replaced the siding and it had to be removed again for inspection. He has a tenant in a smaller house that wants to take this house but that tenant was hurt on the job and has been unable to do any of the work on this house. This has caused a delay in the repair work being done. He does still have a worker that is continuing to work on the house. They need to get temporary power on at the house so they can use the equipment.

After some discussion Mr. Standley moved to allow a 30-Day extension with a progress report to be made at the September meeting and in the meantime temporary power is to be hooked up, seconded by Mr. Stutts. The Commission voted 3-1 in favor of the motion. (Ayes:, Stutts, Standley, Williams. Nays: Assenco.)

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Chair Assenco stated that this would be his last meeting as his term expires today. A motion was made that Co-Chair Standley would be nominated to serve as Chair of the Commission. The nomination was unanimously approved by the Commission members.

All members expressed their appreciation of Mr. Assenco's service on the Commission and wished him well.

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There being no further business before the Commission, the meeting was adjourned at 2:24 p.m.

Respectfully submitted,

Charles Assenco, Chair
Greensboro Minimum Housing Standards Commission

CA/jd